

Sadowski State and Local Housing Trust Funds

**Grow Florida's Businesses and Economy;
28,000+ jobs and over \$4.1 Billion positive economic impact**



- Using the state and local housing trust funds in fiscal year 2019-20, estimated at \$328.2 million (August 2018 Revenue Estimating Conference), will create 28,000+ jobs and over \$4.1 billion in positive economic impact
- Affordable housing is developed by the private sector
- Affordable housing developers are Florida businesses; whether for profit or nonprofit developers, they need a reliable source of affordable housing financing to run their businesses
- Affordable housing developers build new housing and preserve existing housing using a small amount of affordable housing financing from the trust funds to leverage private sector (bank) capital. First-time homebuyers receive small amount of down payment assistance from the trust funds, while financing their home purchase through private sector lenders with 30-year fixed rate loans
- The housing construction industry creates well- paying jobs in Florida: \$38.42 per hour for construction managers, \$18.15 per hour for carpenters, and \$13.78 for construction labor (DEO, 2017)
- SAIL, the primary program of the state portion of the trust funds, is typically used for preservation and development of rental housing for most vulnerable populations of renters; SAIL funds are made available to developers through a competitive application process run by the Florida Housing Finance Corporation
- SHIP represents the heart of the Sadowski programs; it accounts for 70% of the trust funds and is deployed at the community level in proportion to the population. All 67 counties use SHIP funds to meet local needs; it is both flexible and accountable and can be used for the continuum of needs from preventing homelessness to helping a moderate income family into first time homeownership
- SHIP and SAIL provide housing for Florida's workforce; essentially providing an employee housing program for Florida's employers
- Both SAIL and SHIP are predominately loan programs and the state and local housing trust funds are recycled to help meet the affordable housing need in Florida
- Over a million low income Floridians are severely cost burdened- using over half their wages for housing- they are "one missed paycheck away from homelessness"
- Florida has the third highest homeless population in the nation: approximately 2,019 of those homeless are unaccompanied youth; approximately 2,817 of those are homeless veterans
- Florida has the means to do better. The Sadowski Coalition (over 30 statewide organizations, comprised mostly of business organizations) urges the Florida legislature to resist diversion of the trust funds for purposes outside of Florida's tried and true housing trust fund programs--there is no greater return on investment for Florida than to use all the housing trust funds for housing.